



CHICAGO PLAN COMMISSION

Department of Planning and Development

UNION WEST – Amendment to Planned Development no. 1385
935-39 W. Washington/11-19 N. Morgan/942-46 W. Madison/26-32 N. Sangamon (25TH Ward)

Haymarket Apartments Joint Venture, L.P.

February 16, 2023



Community Area Snap Shot

Community Data Snapshot | Near West Side



Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Near West Side.

General Population Characteristics, 2020

	Near West Side		City of Chicago		CMAP Region	
Total Population	67,881		2,746,388		8,577,735	
Total Households	33,918		1,142,725		3,266,741	
Average Household Size	1.9		2.4		2.6	
Percent Population Change, 2010-20	23.7		1.9		1.7	
Percent Population Change, 2000-20	46.2		-5.2		5.3	

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	27,402	43.6	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	6,275	10.0	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	15,213	24.2	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	11,625	18.5	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	2,301	3.7	67,780	2.5	209,283	2.5

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,744	6.0	165,844	6.1	508,895	6.0
5 to 19	7,911	12.6	451,994	16.7	1,624,354	19.2
20 to 34	25,868	41.2	741,583	27.5	1,781,246	21.1
35 to 49	13,171	21.0	541,728	20.1	1,688,609	20.0
50 to 64	7,358	11.7	456,024	16.9	1,625,883	19.2
65 to 74	3,033	4.8	198,316	7.3	713,897	8.4
75 to 84	1,107	1.8	99,423	3.7	348,205	4.1
85 and Over	624	1.0	44,435	1.6	160,449	1.9
Median Age	31.7		34.8		37.7	

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population

Employment of Near West Side Residents*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	5,600	18.2
2. Health Care	3,840	12.5
3. Finance	3,225	10.5
4. Education	2,867	9.3
5. Administration	2,363	7.7

TOP EMPLOYMENT LOCATIONS	Count	Percent
1. The Loop	8,899	28.9
2. Outside of Chicago	8,758	28.4
3. Near West Side	4,838	15.7
4. Near North Side	3,184	10.3
5. West Town	540	1.8

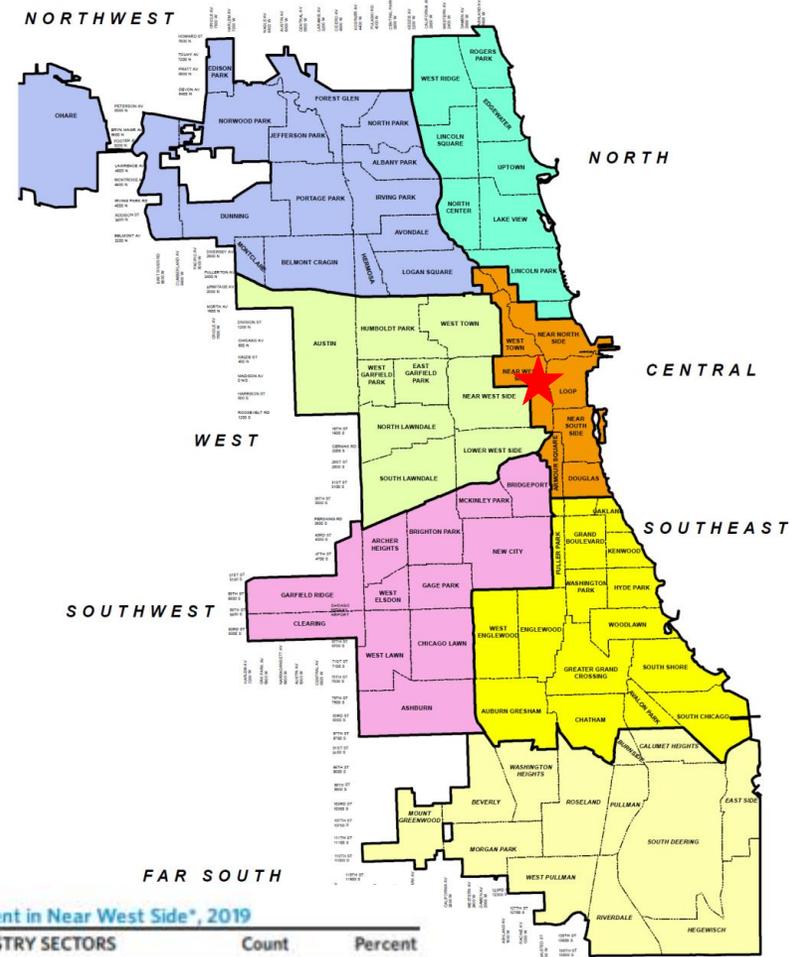
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019).

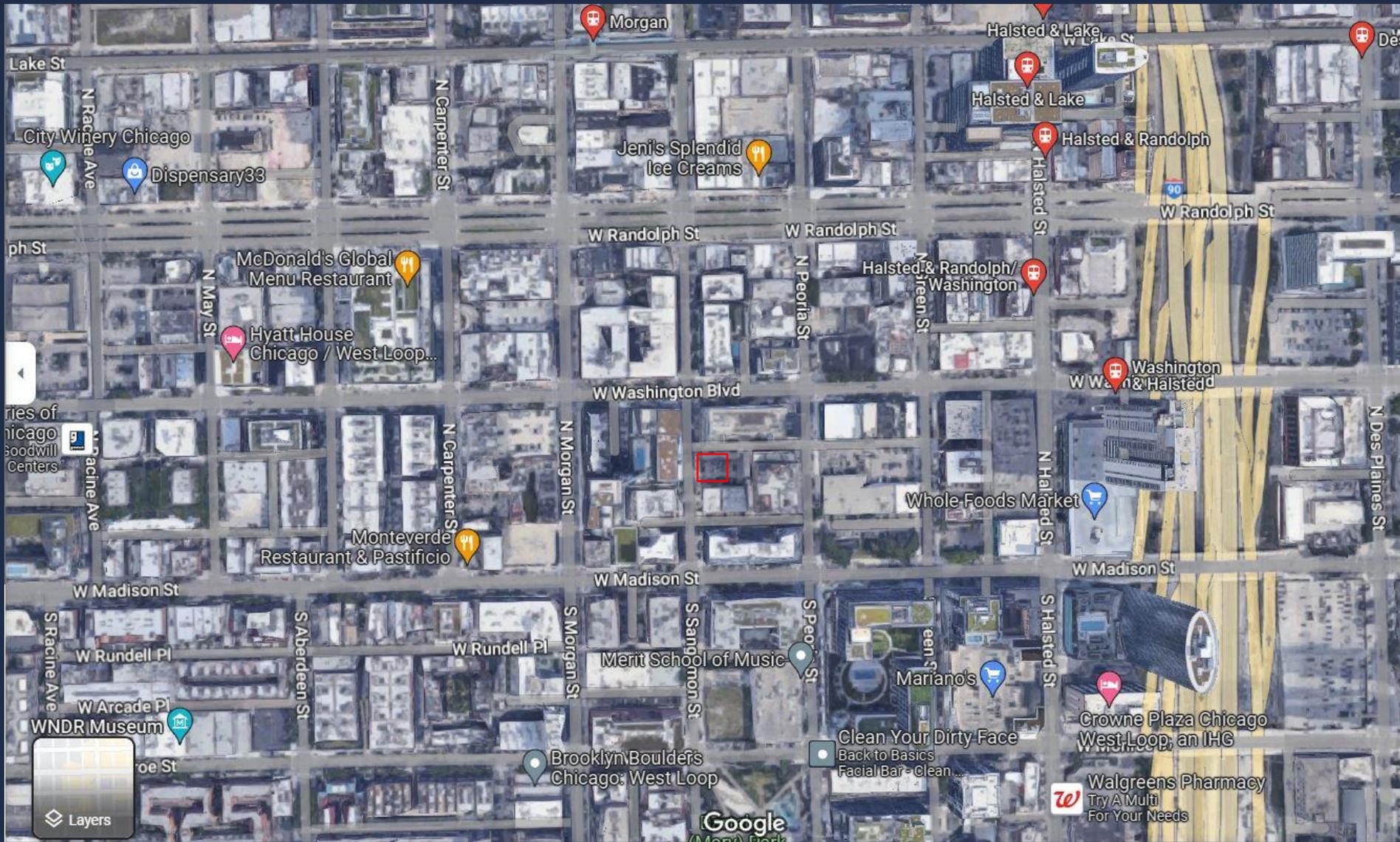
*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

Employment in Near West Side*, 2019

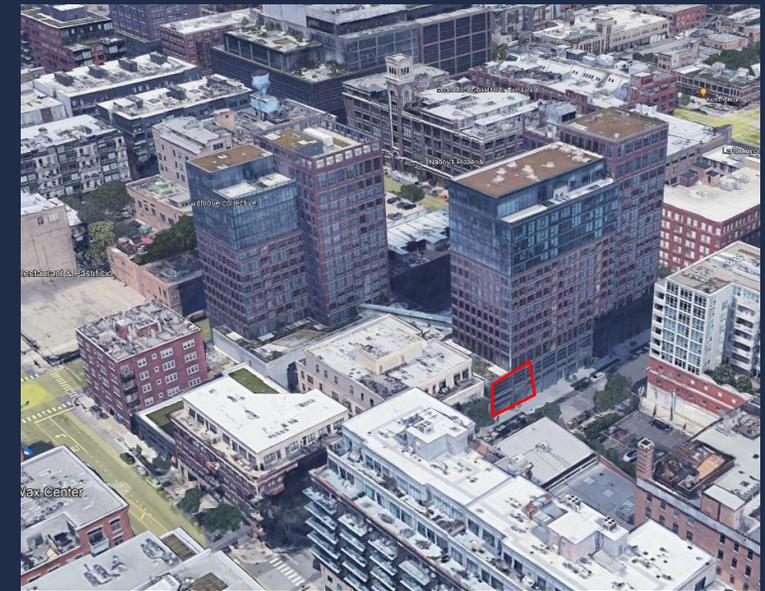
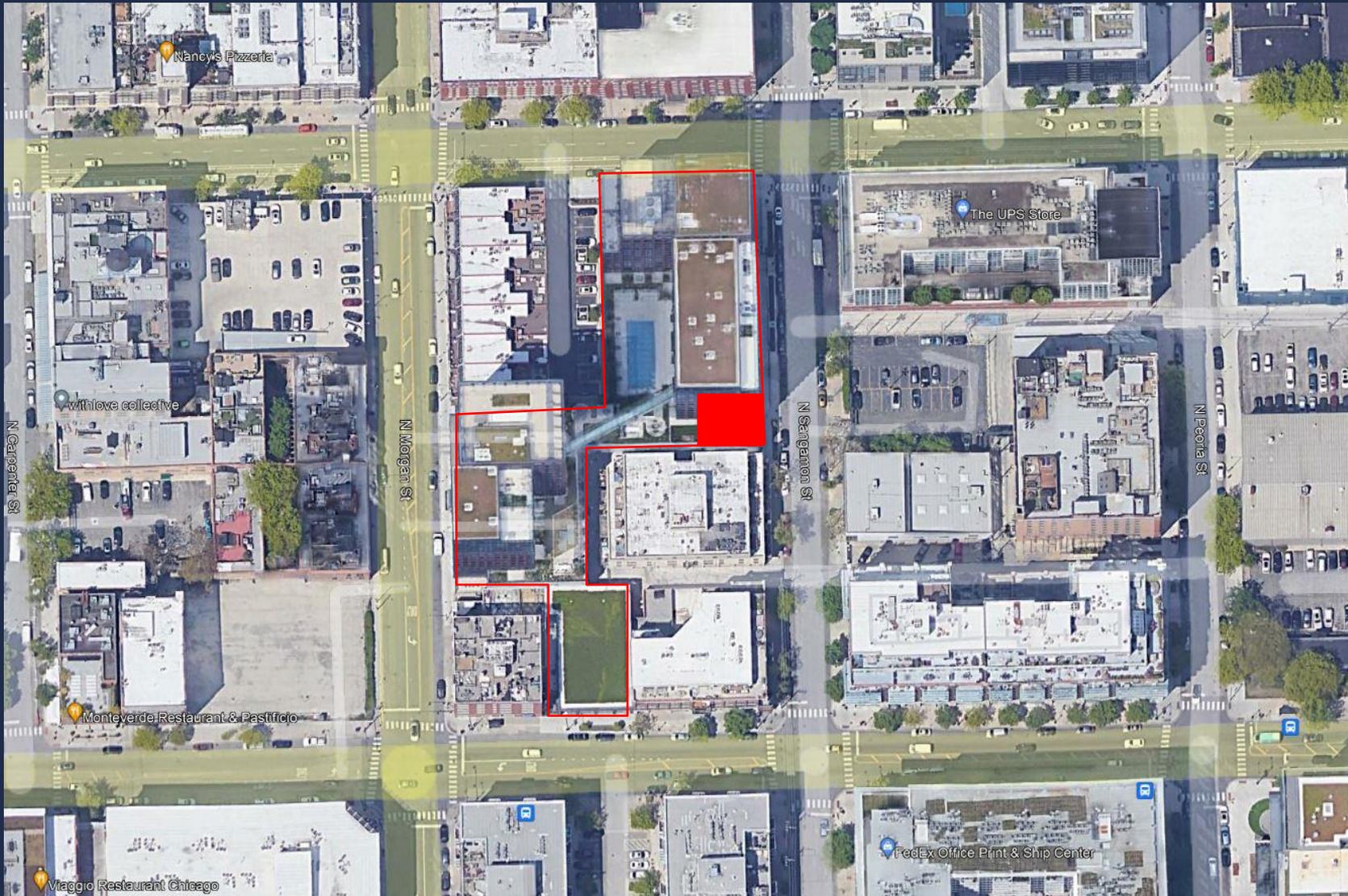
TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	21,808	14.9
2. Professional	19,937	13.7
3. Administration	16,497	11.3
4. Finance	16,038	11.0
5. Education	15,411	10.6

TOP RESIDENCE LOCATIONS	Count	Percent
1. Outside of Chicago	70,851	48.6
2. Lake View	5,023	3.4
3. West Town	4,942	3.4
4. Near West Side	4,838	3.3
5. Near North Side	4,525	3.1





SITE CONTEXT PLAN



AERIAL VIEW

Pedestrian Context

**NO CHANGE TO STREET
CONTEXT**





31 N Sangamon St



BUILDING ELEVATION (East)



DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this amendment for the following reasons:

- The addition of “Medical Service” as a permitted use to PD 1385 will not negatively impact the remaining uses on this site, adjacent uses to this site, nor uses in the immediate area.